



**AGENDA**  
**SUNNYVALE PLANNING COMMISSION**  
**September 12, 2005**

<b>7:00 PM - Study Session – West Conference Room</b>
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1. **2005-0025 – Study Issue** – Community Rooms/club Houses for Multi-Family Development (**Also to Planning Commission on 09/26/05 and also to City Council on 10/04/05**) TF (*20 minutes*)
  
2. **2005-0622 – Centex Homes** [Applicant] **Dubrovnik Properties LLC** [Owner]: Application for related proposals on a 4.8-acre site (Oasis Mobile Home Manor) located at **610 Alberta Avenue** (near Hollenbeck Ave) in an RMH (Residential Mobile Home) Zoning District. (APN: 323-33-062) GC (*30 minutes*)
  - **General Plan Amendment** from RMH Mobile Home Park to RLM (Residential Low-Medium)
  - **Rezone** from MHP (Mobile Home Park) to R-2/PD (Low-Medium Density Residential) Zoning District,
  - **Special Development Permit** to allow 55 single-family homes, and
  - **Tentative Map** to subdivide one lot into 55 lots and one common lot.
  
3. Comments from the Chair (*5 minutes*)

<b>8:00 PM - Public Hearing – Council Chambers</b>
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**CALL TO ORDER/SALUTE TO THE FLAG**

**ROLL CALL**

**SCHEDULED PRESENTATION**

None

**PUBLIC ANNOUNCEMENTS/CITIZENS TO BE HEARD**

Speakers are limited to three (3) minutes. If you wish to address the Planning Commission, please complete a speaker's card and give it to the Recording Secretary. If your subject is not on the agenda, you will be recognized at this time; but the Brown Act (Open Meeting Law) does not allow action by Planning Commission Members. If you wish to speak to a subject listed on the agenda, you will be recognized at the time the item is being considered by the Planning Commission.

**APPROVAL OF MINUTES of August 22, 2005 and August 29, 2005.**

**PUBLIC HEARINGS/GENERAL BUSINESS**

1. **2005-0641 – Cingular Wireless** [Applicant] **Fairbrae Swim Club** [Owner]: Application for related proposals on a 1.06-acre site located at **696 Sheraton Drive** (near Hollenbeck Ave) in an R-1 (Low-Density Residential) Zoning District. (Negative Declaration) (APN: 202-09-020) AM; **(Applicant requests continuance to September 26, 2005)**
  - **Use Permit** to allow a new 62-foot tree-pole with six panel antennas and related ground equipment, and
  - **Variance** from SMC Section 19.54.040(p) to allow an 87-foot setback from the residential properties across Sheraton Drive where 124 feet is required.
2. **2005-0703 – MV Development** [Applicant/Owner]: Application for a Use Permit on a 2.7-acre site to allow a church, a school, and office uses within an existing industrial building. The property is located at **965 East Arques Avenue** (near DeGuigne Dr) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 205-25-009) RK
3. **2005-0718** – Application for a Design Review to allow a first and second-story addition to an existing two-story home with a total Floor Area Ratio of 47% where 45% is allowed without Planning Commission review. The property is located at **1147 Doon Court** (near Thunderbird Ave) in an R-0 (Low-Density Residential) Zoning District. (APN: 313-15-044) SL
4. **2005-0383 – Grace ADHC** [Applicant] **Dollinger-Arques Assoc.** [Owner]: Application for a Use Permit on a 1.4-acre site to allow an increase in capacity of an existing adult day health care facility from 90 to 200 people. The property is located at **1197 East Arques Avenue** (near Lawrence Expwy) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 205-24-004) SL
5. **2005-0724 – WHL Architects** [Applicant] **Virgilio V Romero, Et Al** [Owner]: Application for a Special Development Permit on a 27,907 square-foot site to allow a new carwash building at an existing service station. The property is located at **905 East El Camino Real** (near S Wolfe Rd) in a C-2/PD (Highway Business/Planned Development) Zoning District. (Negative Declaration) (APN: 213-46-014) SL

**NON-AGENDA ITEMS AND COMMENTS**

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS
  - City Council Meeting Report
  - Other Staff Oral Report

**INFORMATION ONLY ITEMS**

**ADJOURNMENT**

**Notice to the Public:**

*Agenda information is available by calling (408) 730-7440. Agendas and associated reports are also available on the City's web site at <http://www.sunnyvale.ca.gov>, or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting. Please contact Community Development Department, Planning Division office at 408/730-7440 for specific questions regarding the agenda.*

*PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing. PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.*

*Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CFR 35.104 ADA Title II)*

## **VISUAL PRESENTATION**

To assist you in utilizing the technology available in the Council Chambers, the publication "How to Make Your Presentation More Effective" may be helpful.

Ask the Project Planner for a copy. Copies are also available on the table located at the back of the Council Chambers prior to scheduled Planning Commission and City Council meetings. You may also pick up a copy at the One Stop Permit Center or the City Clerk's Office during normal business hours, or visit the City's website at: <http://www.sunnyvale.ca.gov>.

## **PLANNING COMMISSION SCHEDULED PUBLIC HEARING DATES FOR 2005:**

January 10	May 23	October 10
January 24	June 13	October 24
February 14	June 27	November 14
February 28	July 11	November 28
March 14	July 25	December 12
March 28	Aug 8	January 9, 2006
April 11	Aug 22	January 23, 2006
April 25	Sep 12	February 13, 2006
May 9	Sep 26	February 27, 2006

- \* Joint Study Session with City Council
- \*\* City Council Study Issue Workshop
- \*\*\* Special Planning Commission Meeting

Planning Commission typically meets the 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month. Study Sessions are held at 7PM in the West Conference Room. Public Hearings are held at 8PM in the Council Chambers. Public Hearings are broadcast on KSUN.

### Channel 15 – KSUN

Monday, September 12, 2005	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, September 15, 2005	Planning Commission Meeting (Replay of September 12, 2005) 8:00 p.m.
Saturday, September 17, 2005	Panning Commission Meeting (Replay of September 12 2005) 11:00 a.m.
Sunday, September 18, 2005	Planning Commission Meeting (Replay of September 12, 2005) 11:00 a.m.

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## **GUIDELINES FOR ADDRESSING THE PLANNING COMMISSION**

### **Public Announcements – Beginning of Meeting**

- 3 minutes or less per speaker.
- Speakers are requested to give their name (address is optional).
- Recognition of a special achievement.
- Announcement of public event with definite time and date.
- Public events that are of Planning Commission interest that occur in the City annually. (Only announce one time for the year).

### **Public Hearings – Order of Hearing as Follows:**

- Opening remarks by the applicant (if applicable).
- Speakers are requested to give their name (address is optional).
- Anyone interested in addressing the Planning Commission (may only speak one time).
- Closing remarks by the applicant (if applicable).
- Time limit of 3 minutes per person (to be extended at discretion of Chair). Please make comments brief and be prepared to provide new input.

### **Citizens to be Heard**

- Any item relevant to the Planning Commission.
- Speakers are requested to give their name (address is optional).
- Speakers are to turn in a Speaker Card to the Recording Secretary.
- Items not on the agenda.
- Items that do not fall within the scope of the Public Announcement section.
- Time limit of 3 minutes, 15 minutes total for this category (to be extended or continued to end of Planning Commission business, at the discretion of the Chair). Limit to one appearance during this section.

<p>If you wish to provide the Planning Commission with copies of any handout materials you are presenting, please provide sufficient copies for each Planning Commission member, the Recording Secretary and other staff present.</p>
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